WHAT IS CLAIMED IS:

1.   A system for managing property tax information for a plurality of real estate parcels:

a data storage device;

an output device;

a processor programmed to:

maintain in the storage device a database of property tax data including a plurality of parcel records, each parcel record including a parcel identifier for identifying a parcel of the plurality of real estate parcels, a tax year identifier for identifying the tax year applicable to the parcel, a state identifier for identifying the state in which the parcel is located and a jurisdiction identifier for identifying a jurisdiction within the state in which the parcel is located,

maintain in the storage device a plurality of templates wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked to at least one of a state record for the state in which the parcel is located, a jurisdiction record for a jurisdiction within the state in which the parcel is located or a system master record;

receive an input requesting a report of information for a specified parcel record,

automatically retrieve a template from the stored templates based on the tax year identifier, the state identifier and the jurisdiction identifier of the specified parcel,

generate the requested report using the retrieved template and the tax rules defined by the retrieved template, and

output the requested report to the output device.

2.   The system of claim 1 wherein the plurality of templates includes a tax calculation template for calculating property taxes.

3.   The system of claim 1 wherein the plurality of templates includes a valuation template for defining data entry rules.

4.   The system of claim 1 wherein the plurality of templates includes an appeals template for defining property tax appeal information.

5.   The system of claim 1 wherein the plurality of templates includes an installment template for defining installment payment rules.

6.   The system of claim 1 wherein the plurality of templates includes a revaluation template for defining a revaluation cycle.

7.   The system of claim 1 wherein the plurality of templates includes a tax year template for defining the beginning and end dates of a tax year.

8.   The system of claim 1 wherein the plurality of templates includes a label template for defining naming conventions for a state or jurisdiction.

9.   The system of claim 1 wherein the processor programmed to automatically retrieve a template from the stored templates is programmed to search the stored templates for a template having a link that matches the first of:

a tax year applicable to the selected parcel, the state in which the selected parcel is located, and the jurisdiction associated with the specified parcel; or

a tax year applicable to the selected parcel and the state in which the selected parcel is located; or

a tax year applicable to the selected parcel.

10.   A method for managing property tax information for a plurality of taxing

jurisdictions, the method comprising:

maintaining in a computer storage device a database of property tax data including a plurality of parcel records, each parcel record including a parcel identifier for identifying a parcel of the plurality of real estate parcels, a tax year identifier for identifying the tax year applicable to the parcel, a state identifier for identifying the state in which the parcel is located and a jurisdiction identifier for identifying a jurisdiction within the state in which the parcel is located;

maintaining in the storage device a plurality of templates wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked to at least one of a state record for the state in which the parcel is located, a jurisdiction record for a jurisdiction within the state in which the parcel is located or a system master record;

receiving an input requesting a report of information for a specified parcel record,

automatically retrieving a template from the stored templates based on the tax year identifier, the state identifier and the jurisdiction identifier of the specified parcel,

generating the requested report using the retrieved template and the tax rules defined by the retrieved template, and

outputting the requested report to the output device.

11.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a tax calculation template for calculating property taxes.

12.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a valuation template for defining data

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entry rules.

13.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining an appeals template for defining property tax appeal information.

14.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining an installment template for defining installment payment rules.

15.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a revaluation template for defining a revaluation cycle.

16.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a tax year template for defining the beginning and end dates of a tax year.

17.   The method of claim 10 wherein the step of maintaining in the storage device a plurality of templates includes maintaining a label template for defining naming conventions for a state or jurisdiction.

18.   The method of claim 10 wherein the step of automatically retrieving a template from the stored templates includes searching the stored templates for a template having a link that matches the first of:

a tax year applicable to the selected parcel, the state in which the selected parcel is located, and the jurisdiction associated with the specified parcel; or

a tax year applicable to the selected parcel and the state in which the selected parcel is located; or

a tax year applicable to the selected parcel.

19.   In a system for managing property tax information for a plurality of real estate parcels, a computer-readable medium having stored thereon:

a database of property tax data including a plurality of parcel records, each parcel record including a parcel identifier for identifying a parcel of the plurality of real estate parcels, a tax year identifier for identifying the tax year applicable to the parcel, a state identifier for identifying the state in which the parcel is located and a jurisdiction identifier for identifying a jurisdiction within the state in which the parcel is located; and

a plurality of templates wherein a template of the plurality of templates is associated with a tax assessing or billing entity, the template defines tax rules specific to the associated entity, and the template is linked to at least one of a state record for the state in which the parcel is located, a jurisdiction record for a jurisdiction within the state in which the parcel is located or a system master record.

20.   The computer-readable medium of of claim 19 wherein the plurality of templates includes a tax calculation template for calculating property taxes.

21.   The computer-readable medium of of claim 19 wherein the plurality of templates includes a valuation template for defining data entry rules.

22.   The computer-readable medium of of claim 19 wherein the plurality of templates includes an appeals template for defining property tax appeal information.

23.   The computer-readable medium of of claim 19 wherein the plurality of templates includes an installment template for defining installment payment rules.

24.   The computer-readable medium of of claim 19 wherein the plurality of templates includes a revaluation template for defining a revaluation cycle.

25.   The computer-readable medium of of claim 19 wherein the plurality of templates includes a tax year template for defining the beginning and end dates of a tax year.

26.   The computer-readable medium of of claim 19 wherein the plurality of templates includes a label template for defining naming conventions for a state or jurisdiction.